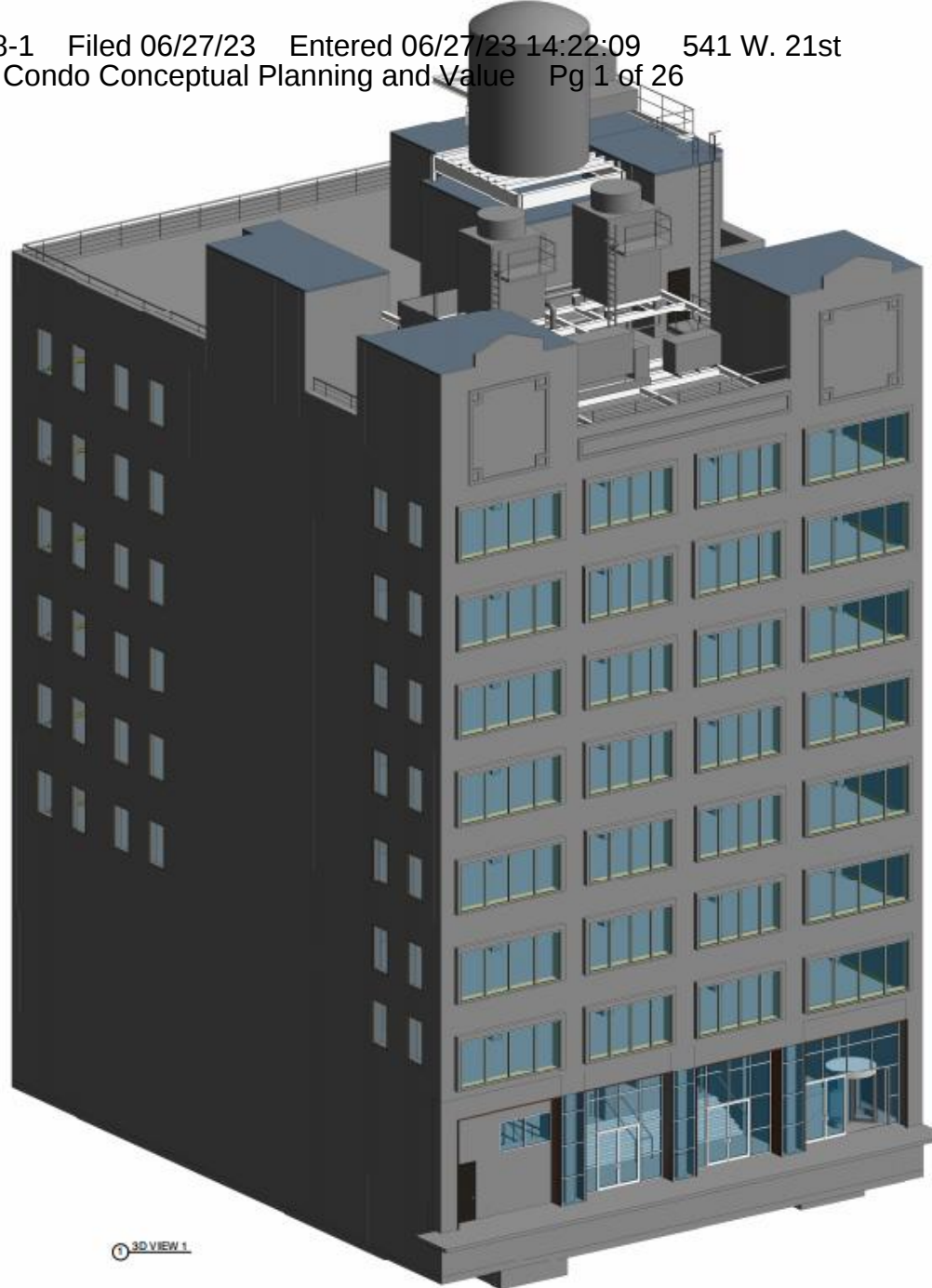


541 West  
21st Street,  
New York,  
NY 10011

Organic  
Condominium  
building  
Conceptual  
Planning  
&  
Value



American  
Environmental  
Energy, Inc.

**Our research began on December 8, 2017.**

**Her tranquility, rarity, uniqueness, security, and coordinates as the most expensive residential area are especially respected, worthy of being designed as an iconic memory of the new era of the world's top metropolis and a major event in the history of Manhattan's urban development.**

## NYC

【“The boroughs are home to no fewer than 340,000 millionaires, 724 centi-millionaires (meaning those worth north of \$100 million) and 58 billionaires.”

Hannah Frishberg: NYC has 340K millionaires, is world’s wealthiest city: Report, New York Post, April 20, 2023, <https://nypost.com/2023/04/20/nyc-is-the-worlds-wealthiest-city-report/>

【Billionaire families are large, and new demands are finding opportunities every day.

【New billionaires keep coming — Manhattan has NYSE and the Nasdaq — the world’s two largest stock exchanges by market cap.

【Billionaires around the world are continuing to migrate to New York — Manhattan has some of the world’s most exclusive residential streets — Fifth Avenue and Billionaires’Row.

【Billionaires make more billionaires and celebrities.

【But we only have [7 Condominiums worth \\$30 million](#) for them...

## Low Carbon Billionaires worldwide

【Globally, Forbes counted 2,640 ten-figure fortunes

<https://www.forbes.com/billionaires/>

【Billionaires are the representatives of climate and environmental protection:

Elon Musk. \$180 B. Tesla, SpaceX.

Jeff Bezos. \$114 B. Amazon.

Larry Ellison. \$107 B. Oracle.

Warren Buffett. \$106 B. Berkshire Hathaway.

Bill Gates. \$104 B. Microsoft.

Michael Bloomberg. \$94.5 B. Bloomberg LP.

Carlos Slim Helu & family. \$93 B. Telecom.

Mukesh Ambani. \$83.4 B. Diversified.

...

【But we only have 7 Condos for them...

# Conversion Planning



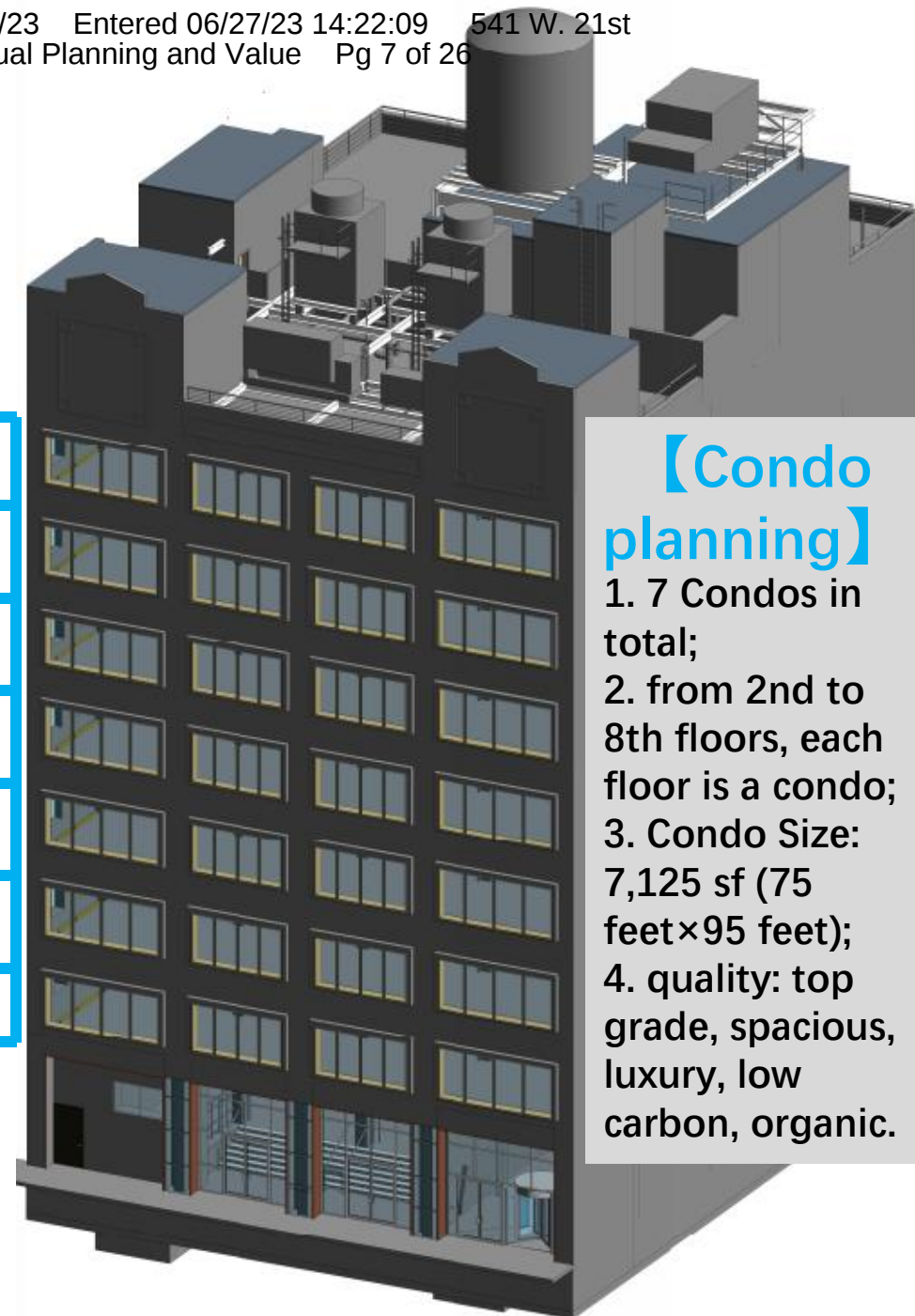


**Our condominium  
conversion  
planning begins  
with a 8-story  
building, which  
was already  
renovated like this  
as of June 11, 2023**



## 【Condo for sale】

Condo 8	7,125 sf	5 bedrooms	8th floor
Condo 7	7,125 sf	5 bedrooms	7th floor
Condo 6	7,125 sf	5 bedrooms	6th floor
Condo 5	7,125 sf	5 bedrooms	5th floor
Condo 4	7,125 sf	5 bedrooms	4th floor
Condo 3	7,125 sf	5 bedrooms	3rd floor
Condo 2	7,125 sf	4 bedrooms	2nd floor



## 【Condo planning】

1. 7 Condos in total;
2. from 2nd to 8th floors, each floor is a condo;
3. Condo Size: 7,125 sf (75 feet×95 feet);
4. quality: top grade, spacious, luxury, low carbon, organic.

## 【Planning philosophy】

### Healthy, Safe, Spacious, Electric drive and the Greenest

- 【A template for an organic condominium building
- 【A most healthy building that inhales fresh, clean, sterilized, healthy airs
- 【A building with super noise control system
- 【Gorgeours, a flower and organic world
- 【Renewable energy powered, meet LL97 standard, will not out of date through 2050
- 【Spacious, One Condominium One Floor (7,100 sf per floor), 7 Condos for 7 Floors
- 【a safest building with the high-definition monitoring system and emergency office
- 【Sufficient lighting. hudson river landscape



# 【New technologies to be introduced in the Organic Residential Building】

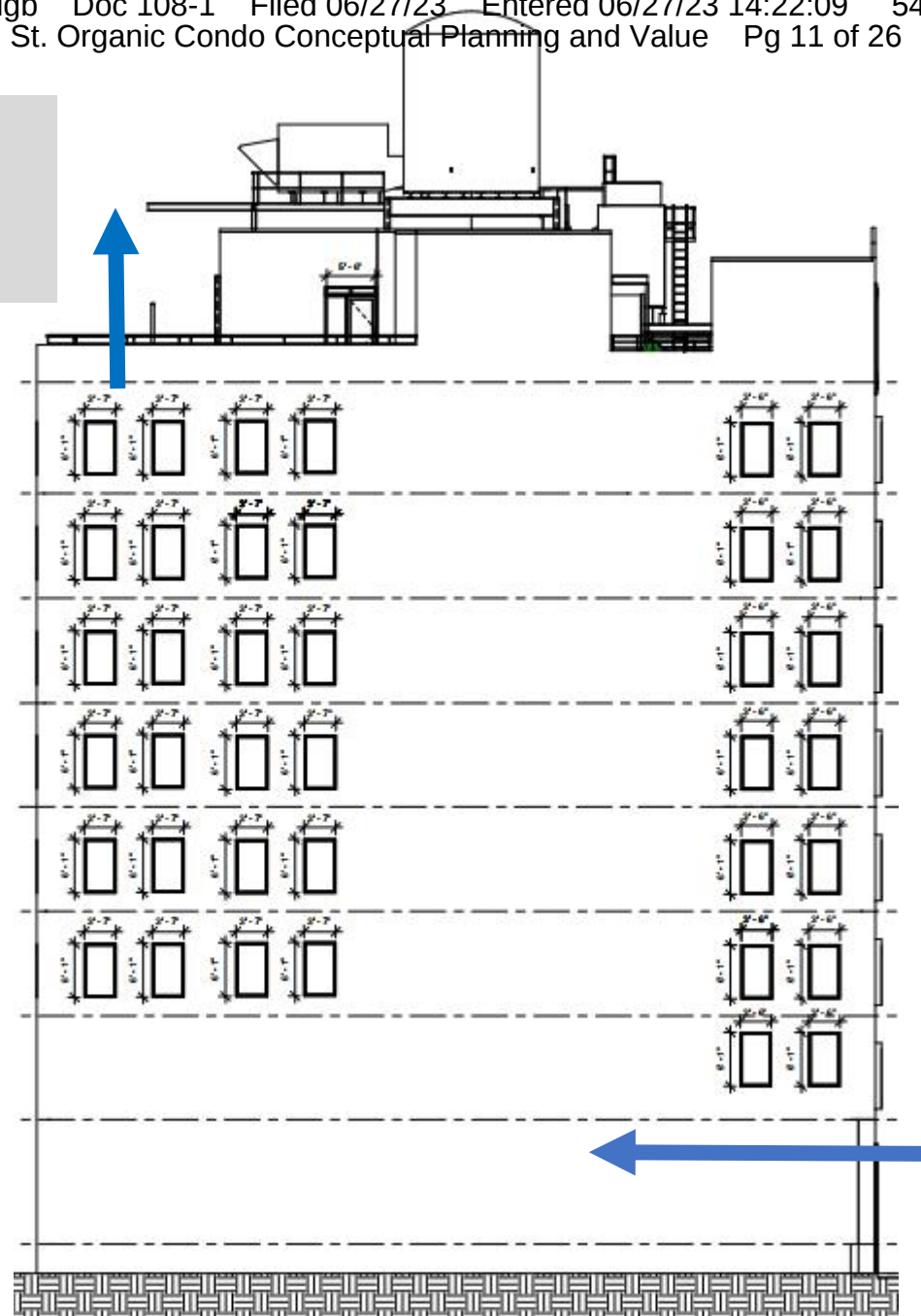
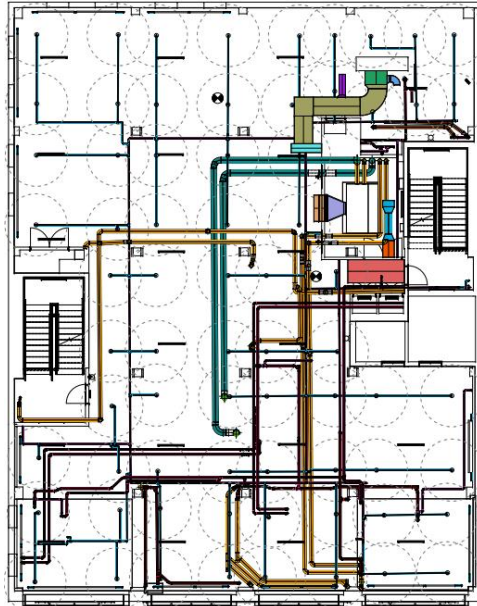
No	Category	Purpose	Technology/ instruments/devices	Space to be applied
1	Noise absorption	1.minimize outdoor noise; 2.provide satisfied quite condition for residents	noise control system	all spaces in the building
2	Renewable energy	1.meet NYC LL97 standard; 2.partial building energy independency	renewable energy and energy management system	roof, 1st floor
3	Energy storage	1.cutting energy bills; 2.in case of emergency	battery energy storage system, containers; energy efficiency	BESS on roof high leakproofness for all spaces
4	organic micro-environment	cultivating organic micro-environment for residents in the building	potted flowers and plants technology on walls and ceilings indoor	grounds, walls and ceilings of 1st floor, roof and all floors
5	Fresh air and air sterilization	maximizing fresh air and air sterilization for the entire space of the building, creating the cleanest and most healthy apartment in NYC	Air health management system I: High-performance fresh air system + super air bacteria/ virus filtration/sterilization device	basement, HVAC for all space of the building
6	HVAC, GHG	green house gas capture, minimize emmissions	Air health management system II	all space of the building
7	Emergency service	in response to any emergency of the residents 7/24 hours	Building Service Office room	basement
8	car conveyor and parking	3 parking spaces for each floor, 1-8 floor 1 double deck for 2 cars 1 space for SUV	Automatic parking system Checking point; Automatic car conveyor, car-rotating Elevator, deck-parking garage	1st floor: car conveyor; all floors, garage
9	Handicapped	make all space available for disabled	Handicapped accessing system	all space
10	Environmental protection	in response to environmental and weather changes, protect residents healthy and outdoor exercises	Weather, IQ air LED; create transparent air reports: indoor air dynamic monitoring and displaying	on elevators, roof cafe, and public space
11	Kitchen waste	convenience of waste processing	Kitchen waste processing system	all ketchens in the building
12	First aid	rescue cardiac arrest patients	medical alerting system, defibrillators,	elevators, swimming poor, event space, all common spaces
13	CCTV	promote the security for the residents	AI high-definition dynamic monitoring and identification system	exterior walls, elevators, roof, 1sf floor, emergency exit stairs

## “541 Building Condo Management Corporation” & “Carbon Footprint Committee”

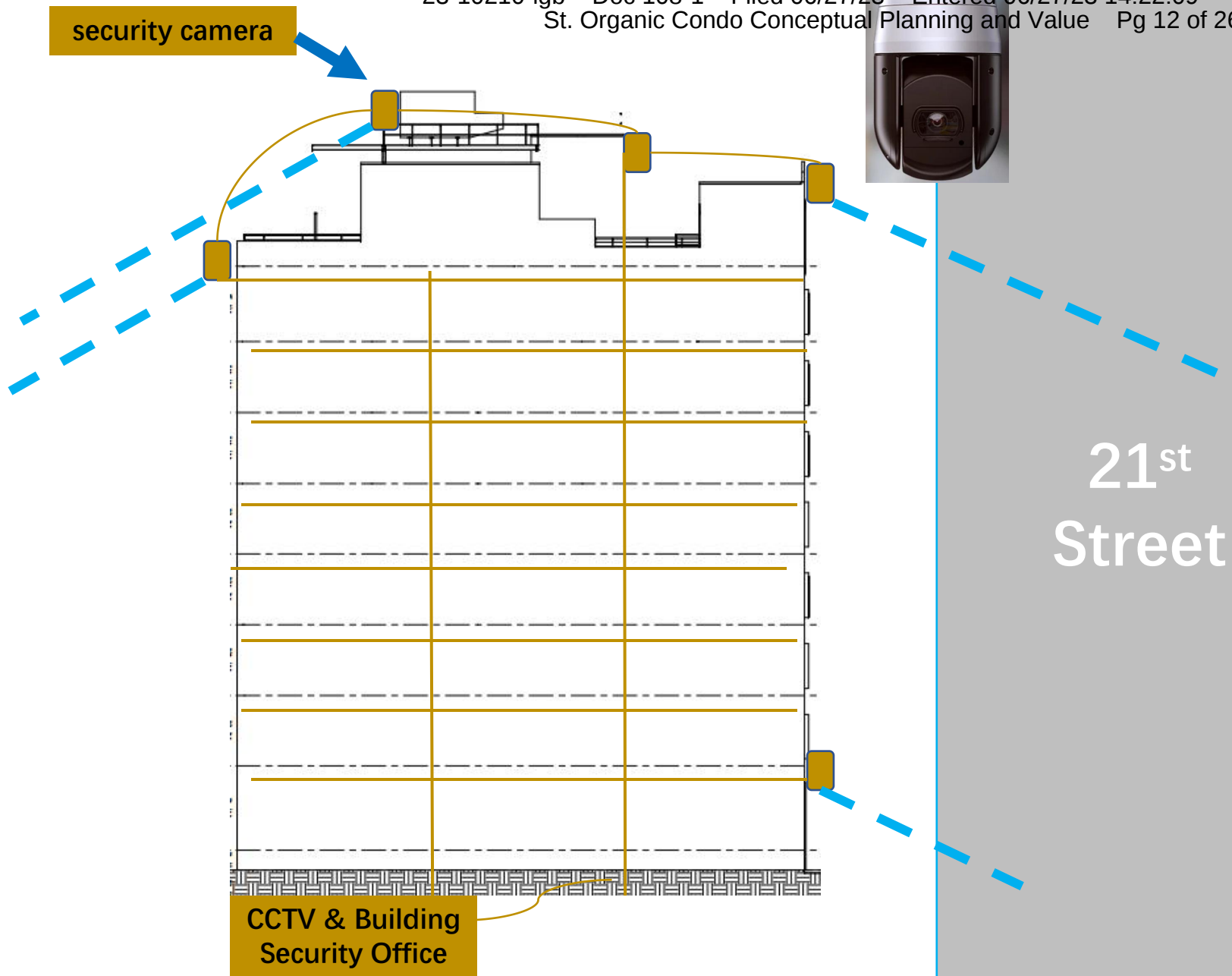
<b>541 Building Condo Management Corporation</b> (541 Corp) Developer to establish, raise funds and invest; invites experts and households/tenants to join board and committees.	<b>Condo Board</b> decision maker	Carbon Footprint Committee	building green power and energy storage: resident/tenant selection and LC life & LL97 education/training; EV; low carbon consumption; maintenance and finish materials; kitchen waste; data monitoring, reporting and sharing
		Health Committee	air quality, health, elderly, handicapped, medical emergency
		Green and Arts Committee	1st FL Garden, interior landscaping, culture and arts
		Swimming pool Committee	swimming pool and fitness
		Safety Committee	security, CCTV, elevator, fire
		Car Committee	EV, car elevator & family garage
		LC Materials Committee	building maintenance & interior finish
		Food Committee	Roof Cafe, food , takeaway management
		Basement Management Committee	shared basement event space, commercial office
		Social Committee	traffic Assistance, party schedule, media, PR
		Finance Committee	finance and Green Foundation
		Law Committee	violation, enforcement, and litigation

# Air health management system Planning

【exhale】  
direct green house  
gas capture (DAC)



【Inhale】  
air ultrafiltration  
air super sterilization

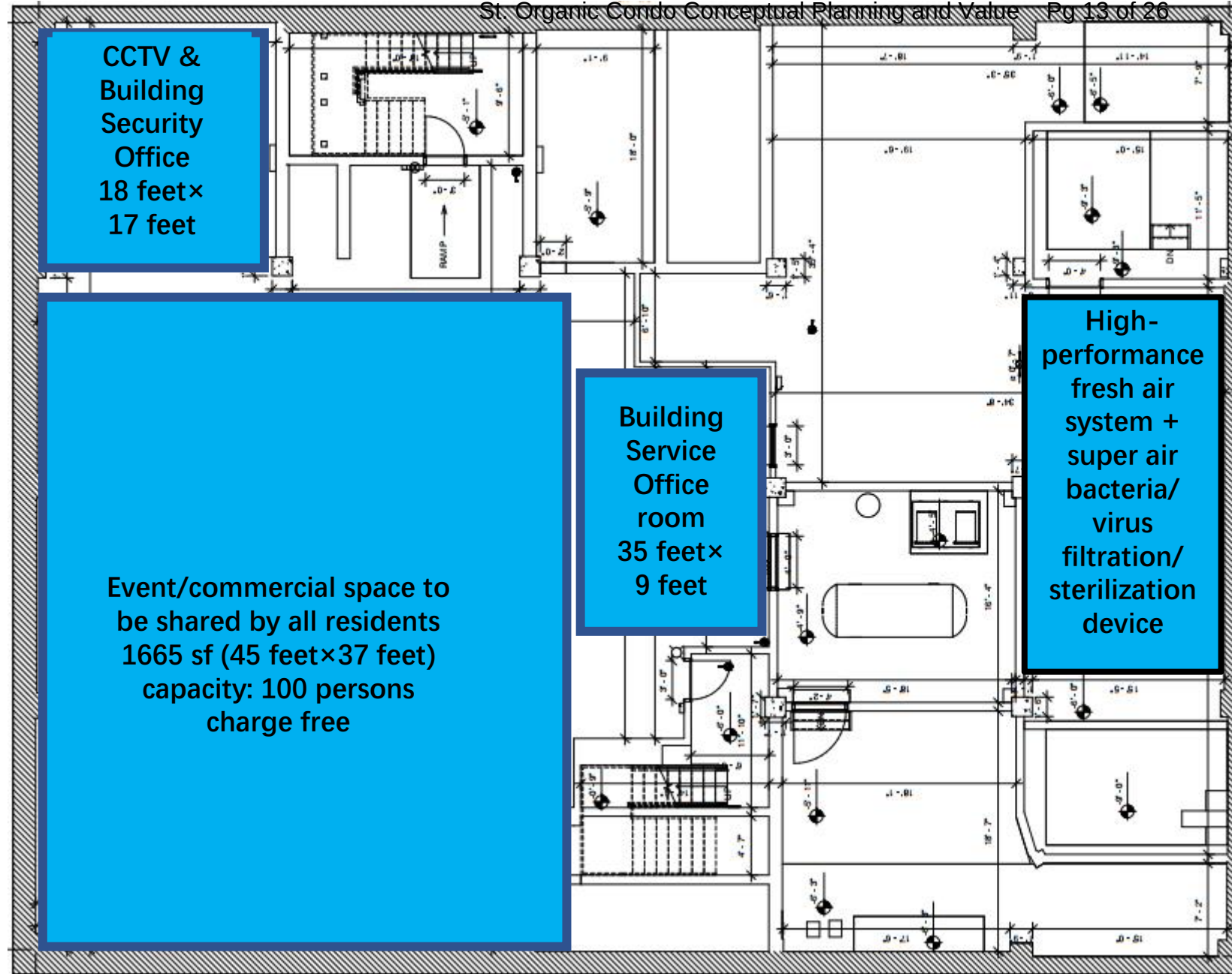


## **[Security camera]**

### **Dome AI camera**

1. Direct Drive technology enables objects to be tracked quickly and easily with low latency in all conditions.
2. See a 360-degree view with crucial details in bright and dark areas. For select IP PTZ security cameras, get detailed images up to 656 ft away and view 30° above the horizon.
3. Select PTZ outdoor cameras are IP66/67 and IK10 rated for weather and vandal resistance. Operates in temperatures from -40°F to 149°F.
4. IP PTZ cameras are designed to work in all lighting and weather conditions with 4k or 1080p resolution for clarity.





## 【Basement】

### Healthy, Safe, and Charge free space

1. Event/commercial space to be shared by all residents, charge free. Size: 45 feet x 237 feet; capacity: 100;
2. High-performance fresh air system + super air bacteria/ virus filtration/sterilization device
3. CCTV & Building security room. Size: 18 feet x 17 feet
4. Building Service Office room. 7/24 hours in response to any emergency. Size: 35 feet x 9 feet;
5. noise control device;
6. handicapped facilities.

Healthy  
safe  
Spacious  
service  
Planning

541 west 21<sup>st</sup> Street apartment

13 feet

## Automatic parking system design:

**3 parking spaces, 1-8 floor**  
**1 double deck for 2 cars**  
**1 space for SUV**

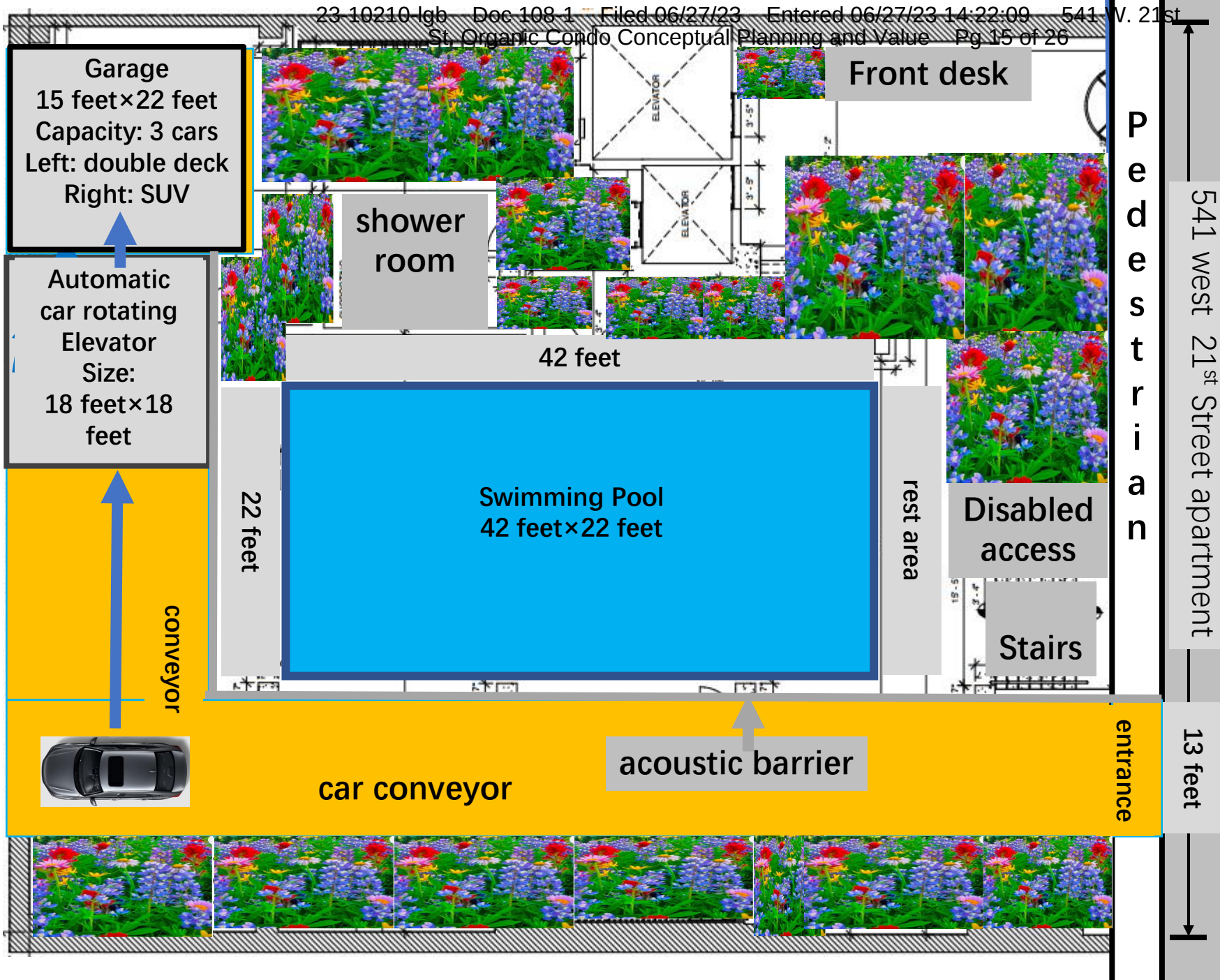


21<sup>st</sup>  
Street

# 1st floor automatic car conveyor, parking elevator and garage planning







## 【1st Floor】

### Organic ecology

1. swimming pool  
(42 feet×22 feet)
2. potted fresh flowers
3. photovoltaic glasses doors

↑  
21<sup>st</sup>  
Street

Organic Economy Planning

## 【1st Floor】

### Organic ecology

flowers on the ceiling,  
interior walls of 3 sides,  
and floor

17 feet

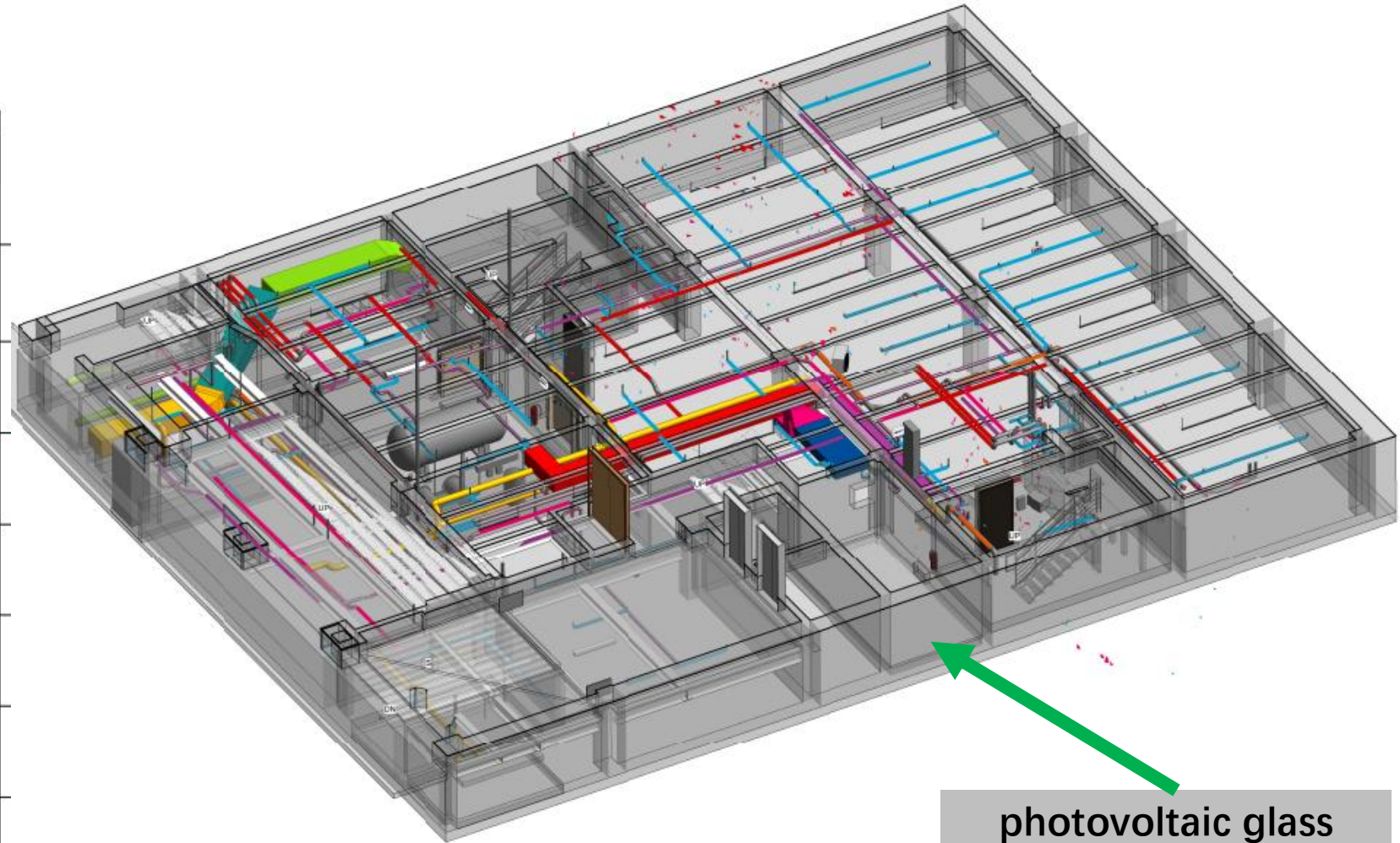
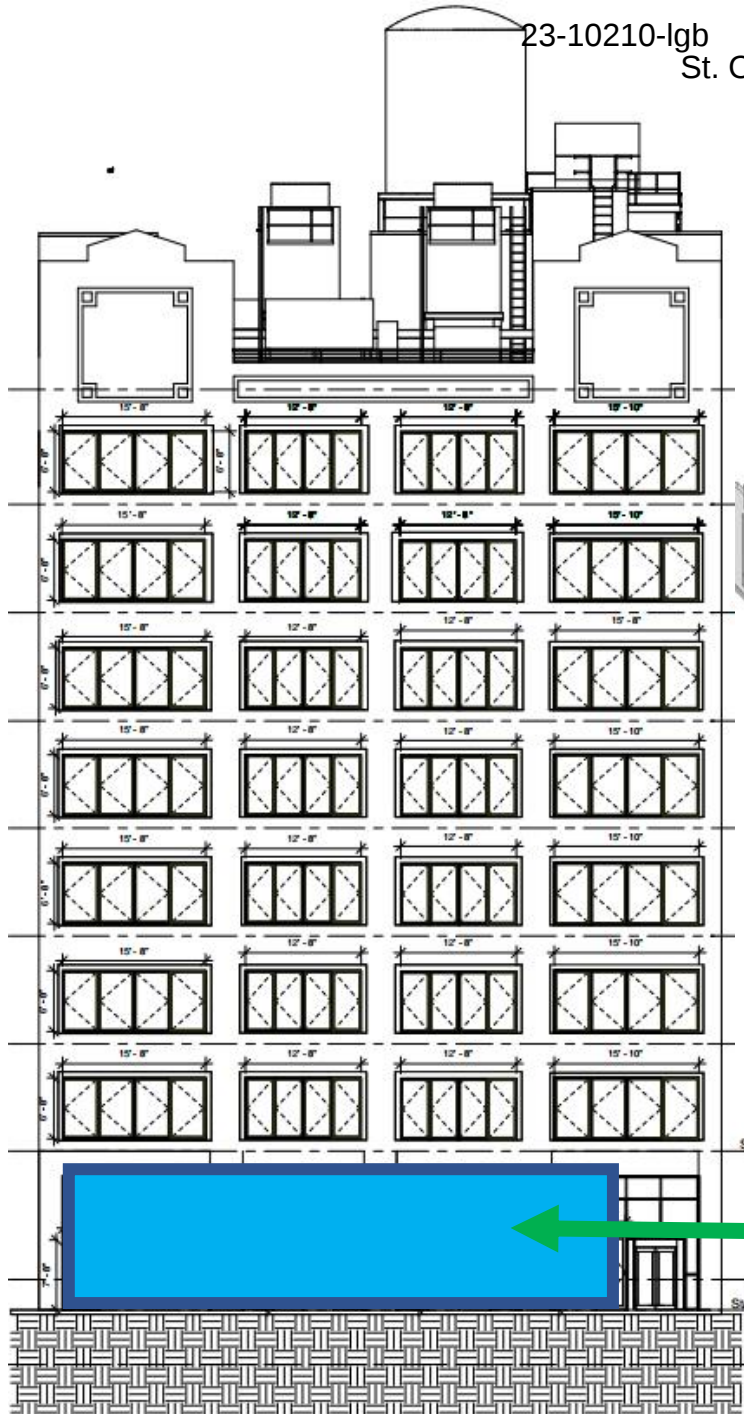
ceiling



basement

Flower Building Planning





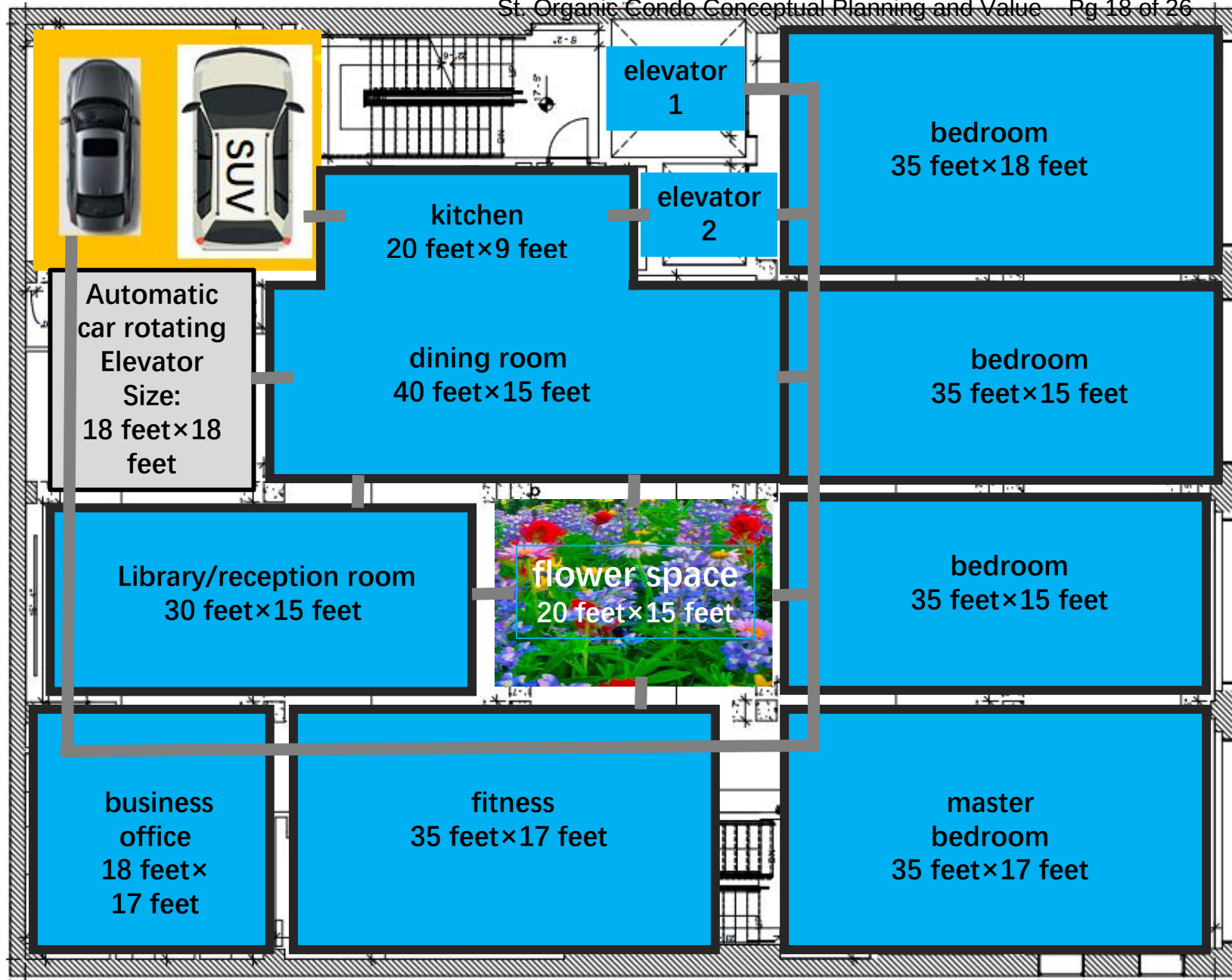
photovoltaic  
glass doors

**【1st Floor+ Roof】**  
**Renewable energy**  
power generation by  
photovoltaic glasses

photovoltaic glass  
roof walls of 4 sides

**【2nd Floor】****4-bedrooms Condo**

1. by the windows: 4 bedrooms, each with a shower and a lavatory
2. fitness room
3. big kitchen and dining room
4. library/reception room;
5. center: flower space
6. car elevator
7. 3-car garage



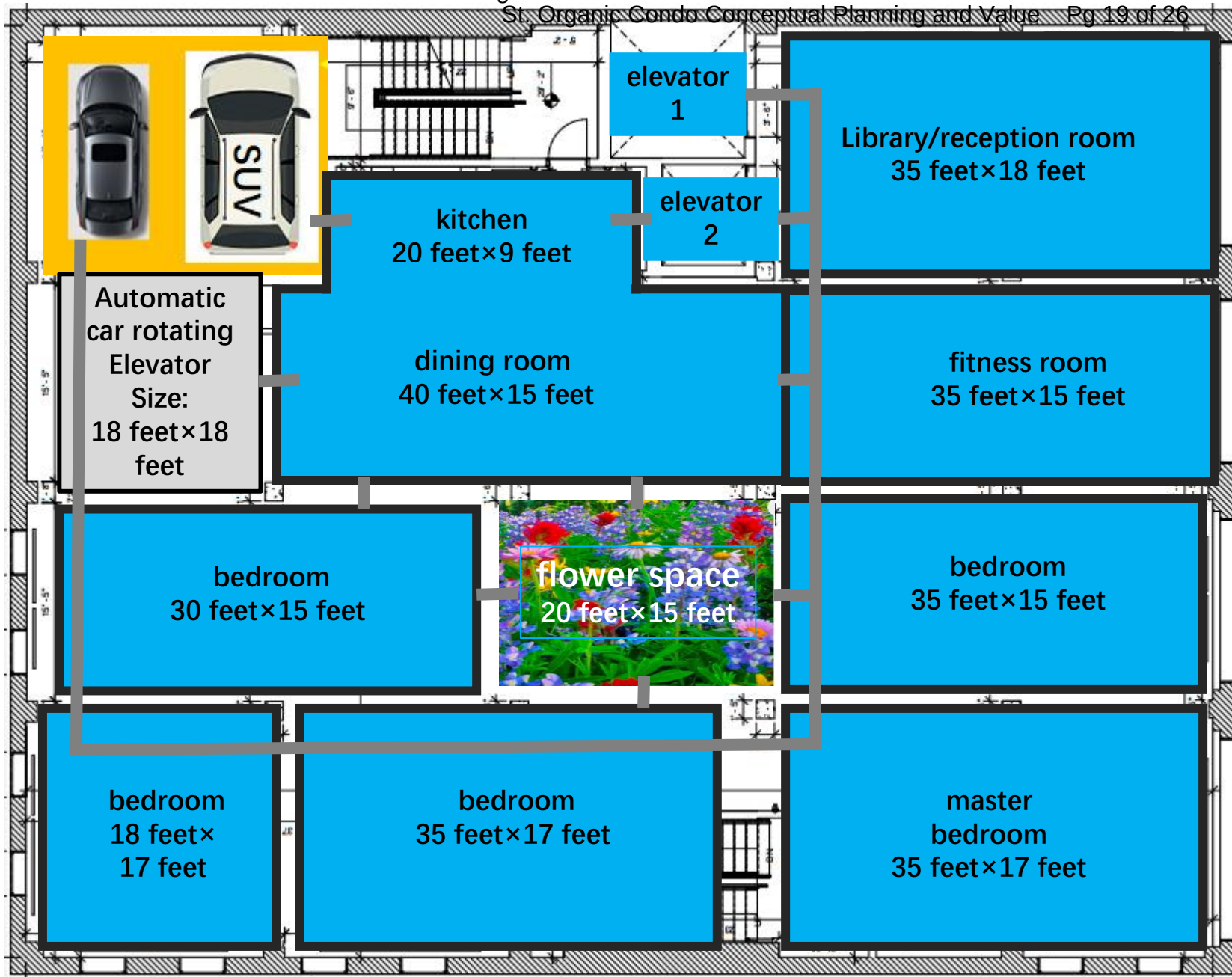
Condo unit Planning



## 【3rd-8th Floor】

### 5-bedrooms Condo

1. by the windows: 5 bedrooms, each with a shower and a lavatory
2. fitness room
3. big kitchen and dining room
4. library/reception room;
5. center: flower space
6. car elevator
7. 3-car garage



21<sup>st</sup>  
Street

Condo unit Planning



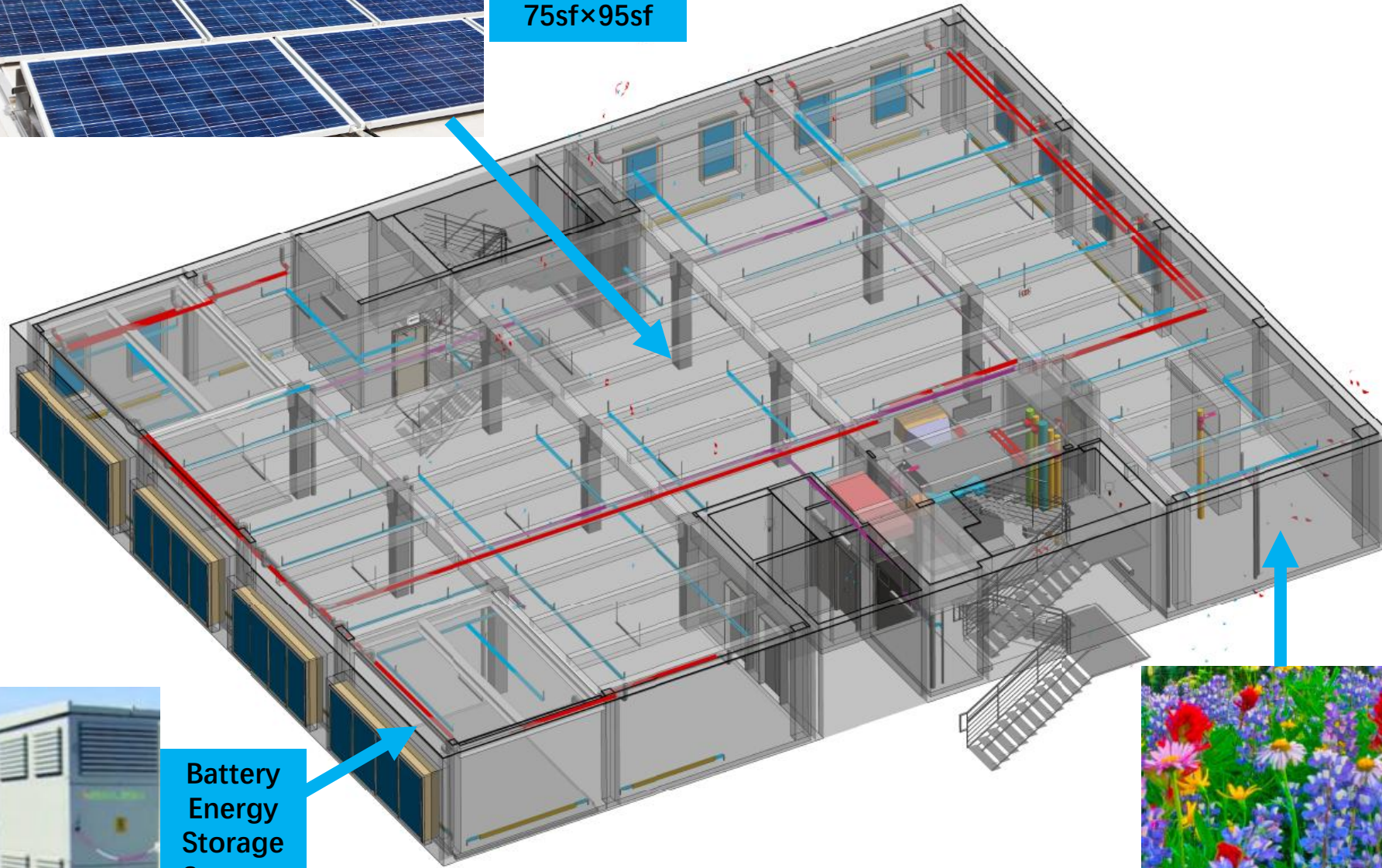


>

【Roof planning】  
Roof cafe: 3,000 sf

ENVIRONMENT





Battery  
Energy  
Storage  
System,  
BESS

We present potted fresh  
flowers monthly charge free  
to all families in the building



## 【NYC Greenest Apartment planning】

### Renewable Energy, Energy Storage, and Energy Management System Design

1. meet NYC LL97 requirements. No fossil fuels. Good through 2050;
2. Assume total power consumption=400,000 KWh/y;
3. Power by roof solar =70,000 KWh/year
4. BESS 6kW/36kWh installation;
5. EMS installation;
6. Potted plants in public space;
7. Double-layered glass windows
8. Exterior walls reinforcement, no air leakage, keep constant temperature indoor
9. Weather, IQ air LED on elevator;
10. photovoltaic glasses

# Value



551 West 21st Street, Unit 14A  
551 W 21st St  
Chelsea, Manhattan, NY 10011

https://www.compass.com/listing/551-west-21st-street-unit-14a-manhattan-ny-10011/1059518267768969257/  
23-10210-10b Doc 108-1 Filed 06/27/23 Entered 06/28/23 14:02:09  
551 W. 21st St. Organic Condo Conceptual Planning and Value Pg 23 of 26  
Price Beds Baths 1/2 Bath

1  
4,271 Sq. Ft.  
\$3,863 / Sq. Ft.  
☆ Save

Overview Location Property History Public Records Schools Similar Homes



LISTING UPDATED: 03/10/2023 09:01 AM

Status	Active
Days on Market	292
Taxes	\$7,880 / month
Common Charges	\$9,481 / month
Min. Down Pymt	-
Total Rooms	8.0
Compass Type	Condo
MLS Type	-
Year Built	2015
County	New York County

【Condo price】  
the building next to us

44 Units | 19 Stories | Built in 2015

Listing Agent



**Leonard Steinberg**  
Compass  
ls@compass.com  
P: 917.385.0565

# **【541 W 21st St Property Value and Anticipated Sales Income】**

**7 unites for sale, value=total sales income anticipated = \$205,200,000**

No	Floor	Condo	Common area	Size (sf)	Bed rooms	Sales price (\$/sf)	Sales income anticipated (\$)
1	8th	Condo 8	No	7,125	5	4,900	34,912,500
2	7th	Condo 7	No	7,125	5	4,600	32,775,000
3	6th	Condo 6	No	7,125	5	4,200	29,925,000
4	5th	Condo 5	No	7,125	5	4,000	28,500,000
5	4th	Condo 4	No	7,125	5	3,800	27,075,000
6	3rd	Condo 3	No	7,125	5	3,700	26,362,500
7	2nd	Condo 2	No	7,125	4	3,600	25,650,000
8	1st	1. Swimming pool; 2. indoor garden; 3. car conveyor 4. lobby	Yes	7,125	0	charge free	0
9	base-ment	1. shared event/commercial space; 2. Security office; 3. Service & Emergency office	Yes	3,000	0	charge free	0
<b>Total</b>		<b>7 units</b>					<b>205,200,000</b>



## 【541 W 21st St Property Input and Output Analysis】

EBITDA anticipated=\$80,200,000; net profit before tax anticipated = \$73,900,000

Item	Note	Amount
Investment: purchase price (\$) + closing costs		80,000,000
Investment: conversion costs (\$)		22,000,000
Investment: marketing (\$) & sales incentives		20,000,000
Investment: project management (\$)		3,000,000
Investment: loan interests (\$)	loan amount: \$70,000,000; interest 9%; 1 year	6,300,000
Equity investment (\$)	61,300,000, immediately after purchase of the property	
Total investment (\$)		131,300,000
Sales income anticipated (\$)		205,200,000
EBITDA (\$)		80,200,000
Net profit before tax (\$)		73,900,000
Return of investment (%)		56.28
payback period (months)		18



Contact:

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[cei@laeei.com](mailto:cei@laeei.com)